



Address: [2858 TRENT CT](#)
City: GRAND PRAIRIE
Georeference: 1885-F-10
Subdivision: BEACON HILL ADDITION-GP
Neighborhood Code: 1S040S

Latitude: 32.6554755084
Longitude: -97.0586425965
TAD Map: 2132-356
MAPSCO: TAR-098Y



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: BEACON HILL ADDITION-GP
Block F Lot 10

Jurisdictions:

CITY OF GRAND PRAIRIE (038)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$476,216

Protest Deadline Date: 5/24/2024

Site Number: 07312032

Site Name: BEACON HILL ADDITION-GP-F-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,290

Percent Complete: 100%

Land Sqft^{*}: 7,998

Land Acres^{*}: 0.1836

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

CHAN ALEX Y
LIU YI

Primary Owner Address:

2858 TRENT CT
GRAND PRAIRIE, TX 75052

Deed Date: 12/15/2016

Deed Volume:

Deed Page:

Instrument: [D216295252](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAN ALEX Y	8/16/2012	D212209322	0000000	0000000
COREY ROBERT P	1/13/2011	D211015081	0000000	0000000
COREY ROBERT P;COREY TAMMY S	5/16/2000	00146060000050	0014606	0000050
RH OF TEXAS LTD PARTNERSHIP	1/10/2000	00141880000361	0014188	0000361
ARCADIA LAND PARTNERS LTD	1/1/1999	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$404,234	\$71,982	\$476,216	\$458,714
2024	\$404,234	\$71,982	\$476,216	\$417,013
2023	\$453,245	\$50,000	\$503,245	\$379,103
2022	\$294,639	\$50,000	\$344,639	\$344,639
2021	\$304,748	\$50,000	\$354,748	\$354,666
2020	\$273,396	\$50,000	\$323,396	\$322,424

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.